

December 2007

Click on the desired View Agenda or View Speakers List for detailed information.
 (*The Speakers List is available at 3:30pm on the day of the meeting.)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 View Agenda View Speakers List	6 View Agenda View Speakers List	7	8
9	10	11	12	13	14	15
16	17	18	19 NO PC MEETING	20 NO PC MEETING	21	22
23	24 CHRISTMAS EVE	25 <i>Merry Christmas</i>	26 NO PC MEETING	27 NO PC MEETING	28	29
30	31  NEW YEAR'S EVE	Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA 22035. All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.				

FAIRFAX COUNTY PLANNING COMMISSION

****MEETING CANCELLED****

Wednesday, December 5, 2007

Posted: 10/5/07
Revised: 2/12/08

KEY
P/H – Public Hearing
D/O – Decision Only

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 92-L-005-2	Exxon Mobil Corporation (7312 Richmond Highway @ Lockheed Blvd.) (car wash, quick service food store & service station)	S. Williams	D/O 12/6/07 <i>(P/H on 11/07/07)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 1999-MV-025-3 & SE 2006-MV-033 <i>(Mount Vernon)</i>	Exxon-Mobil Corporation (for service station, carwash & and quick service food store)	S. Williams	PH to 1/10/08 <i>(from 11/7/07)</i>
SE 2007-SU-012 <i>(Sully)</i>	Patrice E. McGinn (11928 Waples Mill Rd) (waiver of min. lot width)	S. Williams	PH to 1/17/08 <i>(from 11/7/07)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
PCA 2004-SP-036 <i>(Springfield)</i>	SE W. AN (Lee Chapel Rd @ Iron Master Dr) (Residential development at R-2)	S. McKnight	P/H to 11/1/07
RZ 2005-HM-028 SE 2007-HM-023	Pedro & Carmen Toscano (N. side of Vale Rd.; e. of Corsica St.) (From R-1 to R-2 for two dwellings & waiver of min. lot width)	S. Williams	P/H to 4/9/08
SE 2007-MV-024 <i>(Mount Vernon)</i>	Red Young (8130 Stacey Road) (For sf home in a floodplain)	J. Thompson	P/H to 1/23/08
SEA 94-P-040	RP MRP, Tysons, LLC (7940 Jones Branch Dr.) (For restaurant use)	S. Lin	P/H to 1/23/08
SEA 2002-PR-031 <i>(Providence)</i>	The Mitre Corporation 7515, 7525 Colshire Drive (permit 1 addtl sign)	S. Lin	P/H to 11/29
CPA 86-C-121-2-3 <i>(Hunter Mill)</i>	Reston Spectrum, LLP	J. Thompson	P/H to 4/17/08 <i>(from 9/26/07)</i> <i>(from Indef Def)</i>

**FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, DECEMBER 5, 2007**

8:15 p.m. **CANCELLED DUE TO INCLEMENT WEATHER**

ITEM SCHEDULED FOR DECISION ONLY

SEA 92-L-005-02 – EXXON MOBIL CORPORATION – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 92-L-005 previously approved for a service station with quick service food store to permit a quick service food store, car wash, service station, increase in land area, and site modifications. Located at 7312 Richmond Hwy. on approx. 1.33 ac. of land zoned C-8, CRD, and HC. Tax Map 92-4 ((1)) 78C and 78D. **LEE DISTRICT. D/O to 12/6/07**

ITEMS SCHEDULED FOR PUBLIC HEARING

CPA 86-C-121-2-3 – RESTON SPECTRUM LLLP AND HARRIS TEETER PROPERTIES LLC – Appl. to amend the 2nd Conceptual Plan for RZ 86-C-121 to permit non-residential and residential uses and associated modifications to site design and conditions. Located in the S.W. quadrant of the intersection of Baron Cameron Ave. and Reston Pkwy. on approx. 24.29 ac. of land zoned PRC. Tax Map 17-1 ((1)) 3K, 3P, and 3Q. **HUNTER MILL DISTRICT. DEFERRED INDEFINITELY**

PCA 1999-MV-025-03 – EXXON-MOBIL CORPORATION – Appl. to amend the proffers for RZ 1999-MV-025 previously approved for commercial development to permit a service station, car wash, and quick service food store and associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.08. Located in the S.W. quadrant of the intersection of Lorton Rd. and Lorton Market St. on approx. 1.47 ac. of land zoned C-6. Comp. Plan Rec: Mixed Use. Tax Map 107-4 ((23)) B. (Concurrent with SE 2006-MV-033.) **MOUNT VERNON DISTRICT. P/H to 1/10/08**

SE 2006-MV-033 – EXXON-MOBIL CORPORATION – Appl. under Sect. 4-604 of the Zoning Ordinance to permit a service station, car wash, and quick service food store. Located at 9400 Lorton Market St. on approx. 1.47 ac. of land zoned C-6. Tax Map 107-4 ((23)) B. (Concurrent with PCA 1999-MV-025-03.) **MOUNT VERNON DISTRICT. P/H 1/10/08**

SE 2007-SU-012 – PATRICE E. MCGINN – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of minimum lot width. Located at 11928 Waples Mill Rd. on approx. 2.0 ac. of land zoned R-1. Tax Map 46-1 ((1)) 32. **SULLY DISTRICT. P/H to 1/17/08**

FAIRFAX COUNTY PLANNING COMMISSION

AGENDA

Thursday, December 6, 2007

*Posted: 10/5/07
Revised: 12/6/07*

KEY
P/H – Public Hearing
D/O – Decision Only

The items listed below are scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
SEA 92-L-005-2	Exxon Mobil Corporation (7312 Richmond Highway @ Lockheed Blvd.) (car wash, quick service food store & service station)	S. Williams	<i>(P/H on 11/07/07) (from 12/5/07)</i>

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
PCA 93-Y-002-2 SEA 93-Y-005-3 <i>(Sully)</i>	VAN, L.L.C. 5931 Fort Drive (bldg addition)	S. Battista	
AR 91-Y-001-2 <i>(Sully)</i>	Tom Van Richardson (A&F Renewal)	J. Papp	
FDPA 2002-HM-035-02 <i>(Hunter Mill)</i>	Fairfax County School Board (W. side of River Birch Rd., just n. of Coppermine Rd. inters.) (Correct square footage discrepancy for bldg. footprint; seeking two-story bldg. at 100,000 square feet maximum)	W. O'Donnell	
PCA 90-L-055 <i>(Lee)</i>	Beulah Street II, LLC (change in building type)	S. Williams	<i>(from 11/28/07)</i>

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

Application	Applicant	Staff	Schedule Notes
PCA 2004-SP-036 <i>(Springfield)</i>	SE W. AN (Lee Chapel Rd @ Iron Master Dr) (Residential development at R-2)	S. McKnight	P/H to 11/1/07
PCA C-597-4 & SE 2007-PR-014 <i>(Providence)</i>	JBG/TYCON 3, L.L.C. (8229 Boone Blvd)(Hotel)	P. Braham	P/H to 2/13/08 <i>(from 11/1/07)</i>
PCA 2003-HM-046-2 <i>(Hunter Mill)</i>	Woodland Park Crossing Retail, LLC (Sunrise Valley Dr./Woodland Point Avenue)(mixed uses)	S. Varga	P/H to 11/29/07
PCA C-698-2 FDPA C-698 <i>(Hunter Mill)</i>	Nugget Joint Ventures, L.C. (E side Sunrise Valley Dr. & S Side of DAAR)(for mixed use: Hotel, office, m/f residential & Retail uses)	W. O'Donnell	INDEF DEF <i>(from 9/27/07)</i>
2232-D06-21 <i>(Dranesville)</i>	Dolley Madison Library (1244 Oak Ridge Av – for Expansion)	D. Jillson	INDEF DEF <i>(from 10/11/07)</i>
FDPA 2000-MV-019 <i>(Mount Vernon)</i>	Jefferson at Laurel Highlands, LP (W. side of I-95; e.side of Silverbrook Rd. @ terminus of McCauley Way)	P. Braham	P/H to 1/16/07 <i>(from 12/6/07)</i>

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, DECEMBER 6, 2007

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

SEA 92-L-005-02 – EXXON MOBIL CORPORATION – Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 92-L-005 previously approved for a service station with quick service food store to permit a quick service food store, car wash, service station, increase in land area, and site modifications. Located at 7312 Richmond Hwy. on approx. 1.33 ac. of land zoned C-8, CRD, and HC. Tax Map 92-4 ((1)) 78C and 78D. **LEE DISTRICT. APPROVAL REC.**

ITEMS SCHEDULED FOR PUBLIC HEARING

FDPA 2002-HM-035-02 – FAIRFAX COUNTY SCHOOL BOARD – Appl. to amend the final development plan for FDP 2002-HM-035 previously approved for a public school and related facilities to permit modifications to the approved final development plan and associated changes to development conditions. Located on the W. side of River Birch Rd. approx. 800 ft. N. of its intersection with Coppermine Rd. on approx. 14.38 ac. of land zoned PDH-12. Tax Map 15-4 ((1)) 35A. **HUNTER MILL DISTRICT. APPROVED**

FDPA 2000-MV-019 – JEFFERSON AT LAUREL HIGHLANDS, L.P. – Appl. to amend the final development plan for RZ 2000-MV-019 previously approved for residential development to permit a 5,500 sq. ft. community center, site modifications, and associated changes to development conditions. Located on the W. side of Shirley Hwy. and E. of Silverbrook Rd. at the terminus of McCauley Way on approx. 10.96 ac. of land zoned PDH-12. Tax Map 107-2 ((12)) G. **MOUNT VERNON DISTRICT. P/H to 1/16/08**

PCA 93-Y-002-02 – VAN L.L.C. – Appl. to amend the proffers for RZ 93-Y-002 previously approved for commercial development to permit enlargement of existing fast food restaurant with an overall Floor Area Ratio (FAR) of .08 and associated modifications to proffers and site design. Located in the N.W. quadrant of the intersection of Centreville Rd. and Upperridge Dr. on approx. 1.36 ac. of land zoned C-8, HC, SC, and WS. Comp. Plan Rec: Mixed Use. Tax Map 54-4 ((5)) 1A. (Concurrent with SEA 93-Y-005-03.) **SULLY DISTRICT. APPROVAL REC.**

SEA 93-Y-005-03 – VAN L.L.C. – Appl. under Sects. 4-804, 7-607, and 9-611 of the Zoning Ordinance to amend SE 93-Y-005 previously approved for a fast food establishment in a Highway Corridor Overlay District to permit a building addition, associated modifications to site design, and development conditions. Located at 5931 Fort Dr. on approx. 1.36 ac. of land zoned C-8, HC, SC, and WS. Tax Map 54-4 ((5)) 1A. (Concurrent with PCA 93-Y-002-02.) **SULLY DISTRICT. APPROVAL REC.**

AR 91-Y-001-02 – TOM VAN RICHARDSON AND JOAN JOHNSON RICHARDSON – Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located at 6001 Bull Run Post Office Rd. on approx. 40.0 ac. of land zoned R-C and WS. A&F District Advisory Committee Rec.: Approve. Tax Map 42-4 ((1)) 15Z. **SULLY DISTRICT. APPROVAL REC.**

PCA 90-L-055 – BEULAH STREET II, LLC – Appl. to amend the proffers for RZ 90-L-055 previously approved for office use to permit change in building type and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.34. Located in the N.W. quadrant of the intersection of Grovedale Dr. and Beulah St. on approx. 4.85 ac. of land zoned C-2 and HC. Comp. Plan Rec: Office. Tax Map 81-3 ((5)) 17C and 17D. **LEE DISTRICT. APPROVAL REC.**

Posted: 12/6/07

AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, DECEMBER 6, 2007

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

SEA 92-L-005-02 - EXXON MOBIL CORPORATION (P/H on 11/07/07)

DEFERRALS:

PCA 1999-MV-025-03 - EXXON-MOBIL CORPORATION - **P/H from 12/05/07 to 1/10/08**

SE 2006-MV-033 - EXXON-MOBIL CORPORATION - **P/H from 12/05/07 to 1/10/08**

SE 2007-SU-012 - PATRICE E. MCGINN - **P/H from 12/05/07 to 1/17/08**

FDPA 2000-MV-019 - JEFFERSON AT LAUREL HIGHLANDS, L.P. - **P/H to 1/16/08**

CPA 86-C-121-2-3 - RESTON SPECTRUM LLP AND HARRIS TEETER PROPERTIES LLC
(Hunter Mill District) - **Defer indefinitely**

ADMINISTRATIVE ITEM:

Building Elevations and Landscape Plan for Dulles Center, LLC (PCA/FDPA 2003-HM-004)

FEATURES SHOWN:

FS-H07-39 - Mobile Satellite Ventures, 1760 Reston Parkway (Deadline 3/01/08)

FS-B07-50 - Verizon Wireless, 5035 Sideburn Road (Deadline 1/17/08)

FS-B07-59 - Verizon Wireless, 4700 Medford Drive (Deadline 1/28/07)

FSA-M96-62-1 - Sprint-Nextel, 3800 Powell Lane (Deadline 2/15/07)

FS-V07-60 - Fairfax County Park Authority, 5320 Pole Road (Deadline 6/02/08)

FS-D07-64 - Fairfax County Office of Public Affairs, 9830 Georgetown Pike (Deadline 2/13/08)

FDPA 2002-HM-035-02 - FAIRFAX COUNTY SCHOOL BOARD (Staff: William O'Donnell)

PCA 90-L-055 - BEULAH STREET II LLC (Staff: St. Clair Williams)

PCA 93-Y-002-02 - VAN, L.L.C.

SEA 93-Y-005-03 - VAN, L.L.C. (Staff: Suzianne Battista)

AR 91-Y-001-2 - TOM VAN AND JOAN JOHNSON RICHARDSON (Staff: Jonathan Papp)